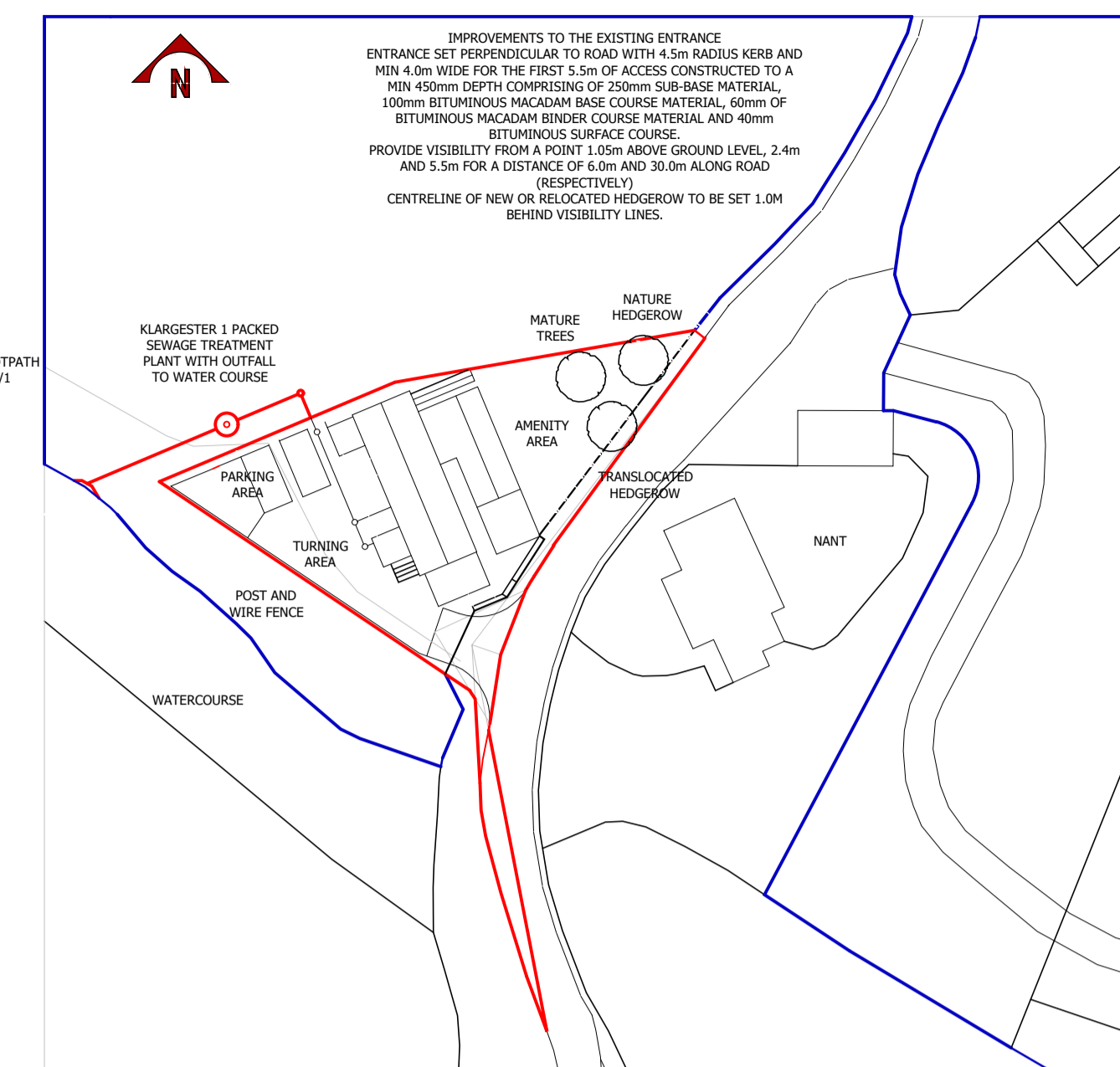
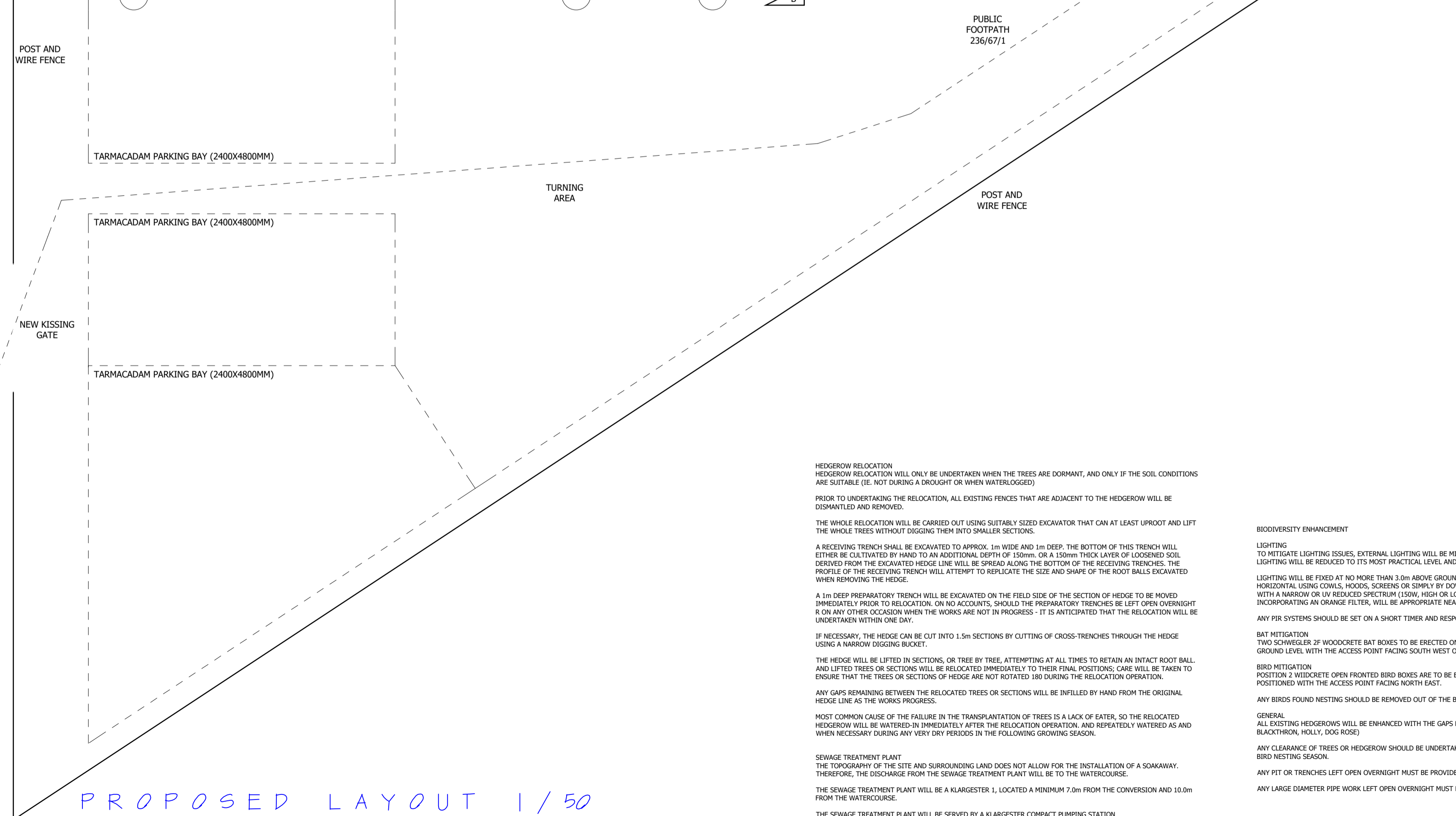


IMPROVEMENTS TO THE EXISTING ENTRANCE
 ENTRANCE SET PERPENDICULAR TO ROAD WITH 4.5m RADIUS KERB AND MIN 4.0m WIDE FOR THE FIRST 5.5m OF ACCESS CONSTRUCTED TO A MIN 450mm DEPTH COMPRISING OF 250mm SUB-BASE MATERIAL, 100mm BITUMINOUS MACADAM BASE COURSE MATERIAL, 60mm OF BITUMINOUS MACADAM BINDER COURSE MATERIAL AND 40mm BITUMINOUS SURFACE COURSE.
 PROVIDE VISIBILITY FROM A POINT 1.05m ABOVE GROUND LEVEL, 2.4m AND 5.5m FOR A DISTANCE OF 6.0m AND 30.0m ALONG ROAD (RESPECTIVELY) CENTRELINE OF NEW OR RELOCATED HEDGEROW TO BE SET 1.0M BEHIND VISIBILITY LINES.



BLOCK PLAN 1 / 500



PROPOSED LAYOUT 1 / 50



LOCATION PLAN 1 / 1250

HEDGEROW RELOCATION
 HEDGEROW RELOCATION WILL ONLY BE UNDERTAKEN WHEN THE TREES ARE DORMANT, AND ONLY IF THE SOIL CONDITIONS ARE SUITABLE (IE. NOT DURING A DROUGHT OR WHEN WATERLOGGED)
 PRIOR TO UNDERTAKING THE RELOCATION, ALL EXISTING FENCES THAT ARE ADJACENT TO THE HEDGEROW WILL BE DISMANTLED AND REMOVED.
 THE WHOLE RELOCATION WILL BE CARRIED OUT USING SUITABLY SIZED EXCAVATOR THAT CAN AT LEAST UPROOT AND LIFT THE WHOLE TREES WITHOUT DIGGING THEM INTO SMALLER SECTIONS.
 A RECEIVING TRENCH SHALL BE EXCAVATED TO APPROX. 1m WIDE AND 1m DEEP. THE BOTTOM OF THIS TRENCH WILL EITHER BE CULTIVATED BY HAND TO AN ADDITIONAL DEPTH OF 150mm, OR A 150mm THICK LAYER OF LOOSENED SOIL DERIVED FROM THE EXCAVATED HEDGE LINE WILL BE SPREAD ALONG THE BOTTOM OF THE RECEIVING TRENCHES. THE PROFILE OF THE RECEIVING TRENCH WILL ATTEMPT TO REPLICATE THE SIZE AND SHAPE OF THE ROOT BALLS EXCAVATED WHEN REMOVING THE HEDGE.
 A 1m DEEP PREPARATORY TRENCH WILL BE EXCAVATED ON THE FIELD SIDE OF THE SECTION OF HEDGE TO BE MOVED IMMEDIATELY PRIOR TO RELOCATION. ON NO ACCOUNTS, SHOULD THE PREPARATORY TRENCHES BE LEFT OPEN OVERNIGHT OR ON ANY OTHER OCCASION WHEN THE WORKS ARE NOT IN PROGRESS - IT IS ANTICIPATED THAT THE RELOCATION WILL BE UNDERTAKEN WITHIN ONE DAY.
 IF NECESSARY, THE HEDGE CAN BE CUT INTO 1.5m SECTIONS BY CUTTING OF CROSS-TRENCHES THROUGH THE HEDGE USING A NARROW DIGGING BUCKET.
 THE HEDGE WILL BE LIFTED IN SECTIONS, OR TREE BY TREE, ATTEMPTING AT ALL TIMES TO RETAIN AN INTACT ROOT BALL AND LIFTED TREES OR SECTIONS WILL BE RELOCATED IMMEDIATELY TO THEIR FINAL POSITIONS. CARE WILL BE TAKEN TO ENSURE THAT THE TREES OR SECTIONS OF HEDGE ARE NOT ROTATED 180 DURING THE RELOCATION OPERATION.
 ANY GAPS REMAINING BETWEEN THE RELOCATED TREES OR SECTIONS WILL BE INFILLED BY HAND FROM THE ORIGINAL HEDGE LINE AS THE WORKS PROGRESS.
 MOST COMMON CAUSE OF THE FAILURE IN THE TRANSPLANTATION OF TREES IS A LACK OF WATER, SO THE RELOCATED HEDGEROW WILL BE WATERED IN IMMEDIATELY AFTER THE RELOCATION OPERATION, AND REPEATEDLY WATERED AS AND WHEN NECESSARY DURING ANY VERY DRY PERIODS IN THE FOLLOWING GROWING SEASON.

SEWAGE TREATMENT PLANT
 THE TOPOGRAPHY OF THE SITE AND SURROUNDING LAND DOES NOT ALLOW FOR THE INSTALLATION OF A SOMAWAY. THEREFORE, THE DISCHARGE FROM THE SEWAGE TREATMENT PLANT WILL BE TO THE WATERCOURSE.
 THE SEWAGE TREATMENT PLANT WILL BE A KLARGESTER 1, LOCATED A MINIMUM 7.0m FROM THE CONVERSION AND 10.0m FROM THE WATERCOURSE.
 THE SEWAGE TREATMENT PLANT WILL BE SERVED BY A KLARGESTER COMPACT PUMPING STATION

BIODIVERSITY ENHANCEMENT
LIGHTING
 TO MITIGATE LIGHTING ISSUES, EXTERNAL LIGHTING WILL BE MINIMIZED THROUGHOUT THE SITE, WHERE REQUIRED, LIGHTING WILL BE REDUCED TO ITS MOST PRACTICAL LEVEL AND LOCATED IN THE LEAST ECOLOGICALLY SENSITIVE AREAS.
 LIGHTING WILL BE FIXED AT NO MORE THAN 3.0m ABOVE GROUND LEVEL WITH LIGHT SPREAD KEPT AT, OR BELOW, THE HORIZONTAL, USING CONICAL HOODS, SCREENS OR SHIELDS BY DOWNWARD DIRECTIONALITY. BALLS WILL BE LOW INTENSITY WITH A NARROW OR UV REDUCED SPECTRUM (LSW, HIGH OR LOW SODIUM TYPES OR LEDs) LED LIGHTING, PREFERABLY INCORPORATING AN ORANGE FILTER, WILL BE APPROPRIATE NEAR ALL BOUNDARY FEATURES.
 ANY PIR SYSTEMS SHOULD BE SET ON A SHORT TIMER AND RESPONSIVE ONLY TO LARGER MOVING OBJECTS.
BAT MITIGATION
 TWO SCHWEGELER 2F WOODCRETE BAT BOXES TO BE ERECTED ON THE BUILDING AD TREES. BOXES POSITIONED 4.0m ABOVE GROUND LEVEL WITH THE ACCESS POINT FACING SOUTH WEST OR SOUTH EAST.
BIRD MITIGATION
 POSITION 2 WICKRETE OPEN FRONTED BIRD BOXES ARE TO BE ERECTED ON THE BUILDINGS AND TREES. BOXES TO BE POSITIONED WITH THE ACCESS POINT FACING NORTH EAST.
 ANY BIRDS FOUND NESTING SHOULD BE REMOVED OUT OF THE BIRD NESTING SEASON (SEPT - FEB)
GENERAL
 ALL EXISTING HEDGEROWS WILL BE ENHANCED WITH THE GAPS PLANTED WITH NATIVE SPECIES (HAZEL, HAWTHORN, BLACKTHORN, HOLLY, DOG ROSE)
 ANY CLEARANCE OF TREES OR HEDGEROW SHOULD BE UNDERTAKEN IN THE LATE SUMMER OR WINTER MONTHS TO AVOID BIRD NESTING SEASON.
 ANY PIT OR TRENCHES LEFT OPEN OVERNIGHT MUST BE PROVIDED WITH A SLOPING END OR TIMBER RAMP.
 ANY LARGE DIAMETER PIPE WORK LEFT OPEN OVERNIGHT MUST HAVE THE OPEN END CAPPED OFF.

All dimensions on site to be checked prior to commencement of works or ordering of materials and components. Any discrepancies should be reported immediately.
 Any survey information incorporated within this drawing cannot be guaranteed as accurate unless confirmed by a fixed dimension.
 All materials and workmanship to comply with relevant British Standards and Codes of Practice with all work to confirm to Building Regulations and NHBC Standards (where applicable)

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Date	Ref	Reason
19.02.19	D	Additional Notes on dwelling
04.02.19	C	Dwelling size notes amended
01.12.18	B	Additional details
18.07.18	A	Four plots

Project
 Outbuildings,
 Nant,
 Llanrhaeadr Ym Mochnant,
 Oswestry.
 SY10 0DE

Subject	Client
Proposed details	Mr & Mrs H Lewis

Date	Drawn	Scale
Oct. 23	OE	1:50 @ A1

Project Number	Drawing Number	Amendment
23/178/P	03	-



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